Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
Brad D. Krasnoff, State Bar No. 125065
Michael T. Delaney, State Bar No. 261714
LEWIS BRISBOIS BISGAARD & SMITH LLP
221 North Figueroa Street, Suite 1200
Los Angeles, CA 90012
Telephone: (213) 250-1800
Facsimile: (213) 250-7900

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re:
SBRS, INC.,

Debtor(s).

CASE NO.:
1:12-bk-11389-MT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 20, 2013	**Time:** 11:00 a.m.
Location: 5 San Mateo Way, Newport Beach, California 92625	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 04/06/13

Description of Property to be Sold: The estate's interest as well as interest of Antoinette Safarian ("Safarian"), executor for the Estate of Edgar Safarian, the co-owner of the subject property, pursuant to letters testamentary in case number BP131370, in certain real property located at 5 San Mateo Way, Newport Beach, California 92625 (the "Property")

Terms and Conditions of Sale: The sale will be on an "as is" and "where is" basis without any representations and/or warranties whatsoever subject to Bankruptcy Court approval and overbid and free and clear of certain third-priority lien secured by a deed of trust in favor of Yuka Kobayashi Akimoto ("Akimoto Lien"), instrument number 2012-226797.

Proposed Sale Price: $2,500,000 subject to overbid.

Overbid Procedure (If Any): See Attached.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: April 20, 2013 at 11:00 a.m. in Courtroom 302 of the Bankruptcy Court located at 21041 Burbank Boulevard, Woodland Hills, CA 91367.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Brad D. Krasnoff or Michael T. Delaney
Lewis Brisbois Bisgaard & Smith LLP
221 N. Figueroa Street, Suite 1200
Los Angeles, CA 90012
Tel (213) 250-1800 Fax (213) 250-7900

Date: February 5, 2012

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including the Arlene Huynh ("Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Any party wishing to participate in the overbid process must notify the Trustee of his/her/its intention to do so no later than two (2) calendar days before the hearing on the Motion;

c. Each party participating in the overbid process (except for the Buyer, who already paid a deposit into escrow) must remit to the Trustee, at or prior to the hearing on the Motion, a deposit in the form of a cashier's check or money order made payable to the Trustee, solely in her capacity as Chapter 7 Trustee, in the amount of $75,000.00 ("Deposit"). The Deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property per the terms of the proposed sale with fifteen (15) calendar days after entry of an order approving this Motion;

d. The bidding for the Property shall begin at $2,525,000.00 with overbids being made in minimum increments of $5,000.00;

e. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid;

f. Real estate brokers may participate in the overbid process as potential buyers of the Property. Moreover, in the event that the successful bidder is a real estate broker, he/she/it shall not be precluded from sharing in the brokers' commissions for the Property; and

g. The successful bidder (including the Buyer) must pay the full amount of the successful bid to the Trustee within fifteen (15) calendar days after the entry of an order granting the Motion. In the event that the Buyer is not the successful bidder of the Property, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the Agreement and shall waive all contingencies regarding the purchase of the Property. Furthermore, if the successful bidder cannot deliver the balance of the overbid sale price within fifteen (15) calendar days after the entry of an order granting the Motion, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.

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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 221 N. Figueroa Street, Suite 1200, Los Angeles, CA 90012.

A true and correct copy of the foregoing document described as NOTICE OF SALE OF ESTATE PROPERTY will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d), and **(b)** in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 03/20/13 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:
Katherine Bunker kate.bunker@usdoj.gov
Amy L Goldman (TR) ggarcia@lbbslaw.com, agoldman@ecf.epiqsystems.com
Michael E Mahurin mmahurin@theivyfirm.com
T Edward Malpass temalpass@aol.com
Casey J OConnell ecfcacb@piteduncan.com
Paul J Rogoff rogoffp@bryancave.com, uptone@bryancave.com
Ryan P Spitalnick bnc@amslca.com, vaguirre@amslca.com
United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
Gagan G Vaideeswaran ecfcacb@piteduncan.com
Sharon Z Weiss sharon.weiss@bryancave.com, raul.morales@hro.com
Thomas J Weiss tweiss@weisslawla.com

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):
On 03/20/13 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.
The Honorable Maureen Tighe
U.S. Bankruptcy Court, Central District of California
21041 Burbank Blvd., Suite 324
Woodland Hills, CA 91367

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s)

and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

3/20/2013	Monique Talamante	
Date	*Type Name*	*Signature*

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ADDITIONAL SERVICE INFORMATION (if needed):
BUYER
Arlene Huynh
c/o Ann Marie Caster
1400 Newport Center Dr., Ste 200
Newport Beach, CA 92660

SELLER'S AGENT
Mehdi Khosh
1400 Newport Center Dr., Ste 200
Newport Beach, CA 92660

ESCROW COMPANY
Sharon McHale
Granite Escrow Services
1400 Newport Center Dr., Ste 250
Newport Beach, CA 92660

TITLE COMPANY
Dave Turnbow
California Title Company
28202 Cabot Rd., Ste. 625
Laguna Niguel, CA 92677

CREDITORS:

Bank of America
P.O. Box 515503
Los Angeles, CA 90051-6803

Bank of America, N.A.
c/o CT Corporate System
818 W. Seventh St.
Los Angeles, CA 90017

Calabasas Park Estates
c/o Wolf, Rifkin, Shapiro, Schulman & Rabkin
Attn: Ricardo Rozen, Esq.
11400 West Olympic Boulevard, 9th Floor
Los Angeles, CA 90064

Chase Bank
P.O. Box 469030
Glendale, CO 80246

Franchise Tax Board
Attn: Bankruptcy Section, MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

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JP Morgan Chase
5275 South Durango Drive
Las Vegas, NV 89113

JP Morgan Chase Bank, N.A.
c/o Bryan Cave LLP
120 Broadway, Suite 300
Santa Monica, CA 90401-2346

JPMorgan Chase Bank
c/o CT Corporate System
818 W. Seventh St.
Los Angeles, CA 90017

Los Angeles County Treasurer and Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Sunrise Country Club
71-601 Country Club Drive
Rancho Mirage, CA 92270

Sunrise Country Club Homeowners Assoc. Inc.
c/o Fiore Racobs & Powers
6820 Indiana Avenue, Suite 140
Riverside, CA 92506

Yuka Akimoto
c/o T. Edward Malpass
4931 Birch Street, Suite 300
Newport Beach, CA 92660-2114